

Planning and Zoning Commission

Staff Review Board Agenda

Meeting of June 24, 2015- 2:00 PM to 3:00 PM

Board of Supervisors Meeting Room

Comprehensive Plan Update Discussion

Meeting of June 24, 2015 – 3:00 PM to 4:00 PM

Study Session Agenda

Meeting of June 24, 2015 4:00 PM

Board of Supervisors Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

These cases are scheduled for public hearing on Wednesday July 29 2015. At the Study Session, Commissioners will address each case briefly.

1. Case No. CUP-15-004: Continuance for a request to modify CUP-12-051 for the Greenthaven Fire District to enlarge the firehouse and create expanded parking. The subject property consists of .25 acres in the Planned Community (PC) Zone located at 60 N. Wahweap Drive in Greenthaven and is identified as Assessor's Parcel Number 601-44-017.
Applicant: Greenthaven Fire District, Greenthaven, AZ
Property Owner: Greenthaven Fire District
Supervisory District: District 5, (Lena Fowler)
2. Case No. ZC-15-001 and CUP-15-015: A request for a Zone Change from General (G) Zone (10-acre minimum) to M1-10,000 (Light Industrial, with a 10,000 sq. ft. minimum lot size) Zone for an office and contractor's yard, also requiring Conditional Use Permit to allow for a contractor's yard in the M1-10,000 Zone. This property consists of 10 acres and is located on the south side W. Route 66 just west of Flagstaff Ranch Road and is identified as Assessor's Parcel Number 116-04-004V.
Applicant: Mogollon Engineering, Flagstaff, AZ
Property Owner: Ed VanBeek, Chino Valley, AZ
Supervisory District 1, (Art Babbott)
3. Case No. CUP-15-023: A request for a Conditional Use Permit renewal (of CUP-10-022) for outdoor seating without modifications at a restaurant in the CG-10,000 Zone. The property consists of 1.11 acres in Forest Lakes and is identified as Assessor's Parcel Number 403-50-076.
Applicant: Bugle's Grazing and Guzzling, Forest Lakes, AZ
Property Owner: Landmark B & R, LLC
Supervisory District 4, (Mandy Metzger)

4. Case No. CUP-15-024: A request for a Conditional Use Permit for a recreational vehicle park in the Planned Community (PC) Zone where CH-10,000 Zoning standards apply. The property is located in Bellemont and is identified as Assessor's Parcel Number 203-40-001.

Applicant: Jim Watson, Chandler, AZ

Owner: Bellemont Investment, LLC, Scottsdale, AZ

Supervisory District 3, (Matt Ryan)

DISCUSSION ITEMS:

BOS Update

Community Development Department Update

Zoning Ordinance Revision Update

Commission & Staff Roundtable

Planning and Zoning Commission

Agenda

Meeting June 24, 2015 – 5:30 PM

Board of Supervisors' Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

I. APPROVAL OF MINUTES

Minutes of May 27, 2015

II. PUBLIC HEARINGS

1. Case No. CUP-14-034: A request for a Conditional Use Permit for a non-profit educational facility identified as a sustainable living and agricultural demonstration and vacation rental site on 1.69 acres in the RR (Rural Residential) Zone. The property is located at 6685 Leonard Lane in Fort Valley, and is identified as Fort Valley Estates Lot 36, and as Assessor's Parcel Number 300-57-036.
Applicant: Jeff Meilander, Flagstaff, Arizona
Owner: Same
Supervisory District: 1 (Art Babbott)
2. Case No. CUP-15-021: Renewal without modification of CUP-14-001 for a water hauling and water sales business with a 162,000 gallon storage tank and a 1200 square foot building.
Applicant: Randy Feucht, Williams, AZ
Property Owner: Same
Supervisory District: District 3, (Matt Ryan)
3. Case No. ZC-15-003: A request for a Zone Change from Agricultural Residential (AR-5) [with a 5 acre minimum parcel size] to Agricultural Residential (AR-2 1/2) Zone [with a 2 1/2 acre minimum parcel size]. This property consists of 4.7 acres in Doney Park and is identified as Assessor's Parcel Number 301-32-009G.
Applicant: Terrence Gee, Fort Worth, TX
Property Owner: Same

Supervisory District: 2 (Liz Archuleta)

4. Case No. CUP-15-022: Renewal of CUP-07-037 without modifications for an existing RV park and campground on a 30-acre parcel in Valle in the G (General) Zone. The property is located on the west side of Hwy. 64 and is identified as Assessor's Parcel No. 503-01-020S.
Applicant: Linda Speckels, Williams, AZ
Property Owner: Same
Supervisory District: 1 (Art Babbott)

III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

IV. DISCUSSION

1. Set next study session for **WEDNESDAY, July 29, 2015** at a time to be determined by the Director of Community Development.
2. Set next regular meeting and location for **July 29, 2015** at 5:30 pm.

